029.0	0002	0007.B	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 837,800 / 837,800
					USE VALUE: 837,800 / 837,800
					ASSESSED: 837,800 / 837,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		HARLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOWE ROBERT & NANCY D / TRS
Owner 2:	ROBERT A LOWE TRUST
Owner 3:	NANCY D LOWE TRUST
Street 1:	22 HARLOW STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LOWE ROBERT A/ETAL -
Owner 2:	LOWE NANCY D -
Street 1:	22 HARLOW STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,753 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Vinyl Exterior and 1774 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7753.000	310,400	5,300	522,100	837,800
Total Card	0.178	310,400	5,300	522,100	837,800
Total Parcel	0.178	310,400	5,300	522,100	837,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 472.32 | /Parcel: 472.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 029.0-0002-0007.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	310,300	5300	7,753.	522,100	837,700	837,700	Year End Roll	12/18/2019
2019	101	FV	246,600	5400	7,753.	554,700	806,700	806,700	Year End Roll	1/3/2019
2018	101	FV	246,600	5400	7,753.	404,600	656,600	656,600	Year End Roll	12/20/2017
2017	101	FV	246,600	5400	7,753.	352,400	604,400	604,400	Year End Roll	1/3/2017
2016	101	FV	246,600	5400	7,753.	300,200	552,200	552,200	Year End	1/4/2016
2015	101	FV	240,700	5400	7,753.	293,700	539,800	539,800	Year End Roll	12/11/2014
2014	101	FV	240,700	5400	7,753.	241,500	487,600	487,600	Year End Roll	12/16/2013
2013	101	FV	240,700	5400	7,753.	229,700	475,800	475,800		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2398

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOWE ROBERT A/E	73545-258	1	10/29/2019	Convenience	99	No	No		
ROSS PATRICIA/E	25060-171		12/15/1994		235,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2017	1569	Manual	8,158	C				
6/14/1996	258		1,000					11X25 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
5/15/2009	Meas/Inspect	189	PATRIOT
2/17/2000	Measured	263	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

19820

GIS Ref

GIS Ref

Insp Date

08/11/17

!2398!

PRINT

Date	Time
12/10/20	17:48:52

LAST REV

Date	Time
11/26/19	09:42:03

jorourke

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	19820
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7753		Sq. Ft.	Site		0	80.	0.84	1									522,075						522,100	

Total AC/HA: 0.17798 | Total SF/SM: 7753 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 522,075 | Spl Credit | Total: 522,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33807337
Const Adj.:	1.02514994
Adj $ / SQ:	171.466
Other Features:	90500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	449812
Depreciation:	139442
Depreciated Total:	310370

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

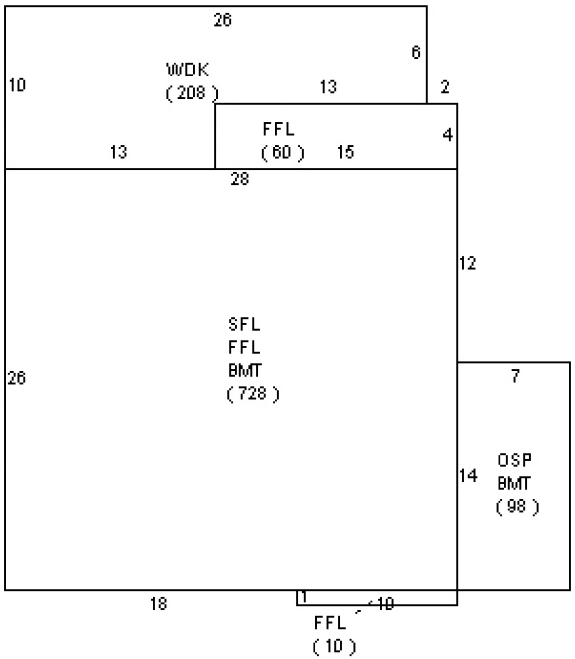
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	188.61
Special Features:	0	Val/Su Net:	116.78
Final Total:	310400	Val/Su SzAd	203.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	826	61.470	50,775
FFL	First Floor	798	171.470	136,830
SFL	Second Floor	728	171.470	124,827
WDK	Deck	208	11.080	2,305
OSP	Screen Porch	98	37.590	3,684

Net Sketched Area:	2,658			Total:	318,421
Size Ad	1526	Gross Are	2658	FinArea	1774

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0002-0007.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1935	21.58	T	40	101			4,900			4,900
19	Patio	D	Y	1	14X10	A	AV	1975	4.93	T	35.2	101			400			400

More:	N	Total Yard Items:	5,300	Total Special Featues:	Total: 5,300